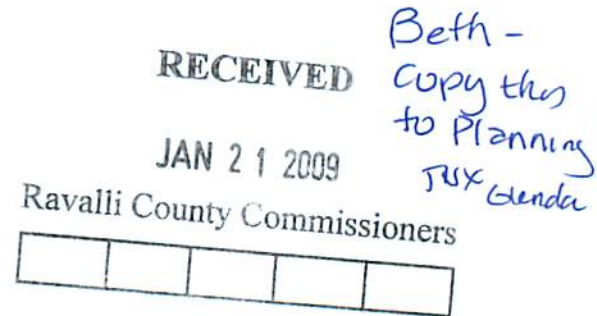


January 18, 2009

Ravalli County Commissioners
215 S. 4th Street
Hamilton, MT 59840



Dear Commissioners:

My husband and I were unable to attend the December meeting of the County Commissioners regarding the River's Edge II (REII) Subdivision. I would like to address the memorandum Mr. Poindexter read at that meeting. Although one of the letters was actually signed by six property owners on Edge Drive, Mr. Poindexter chose to address me as the sole Edge Drive property owner with concerns about this proposed subdivision.

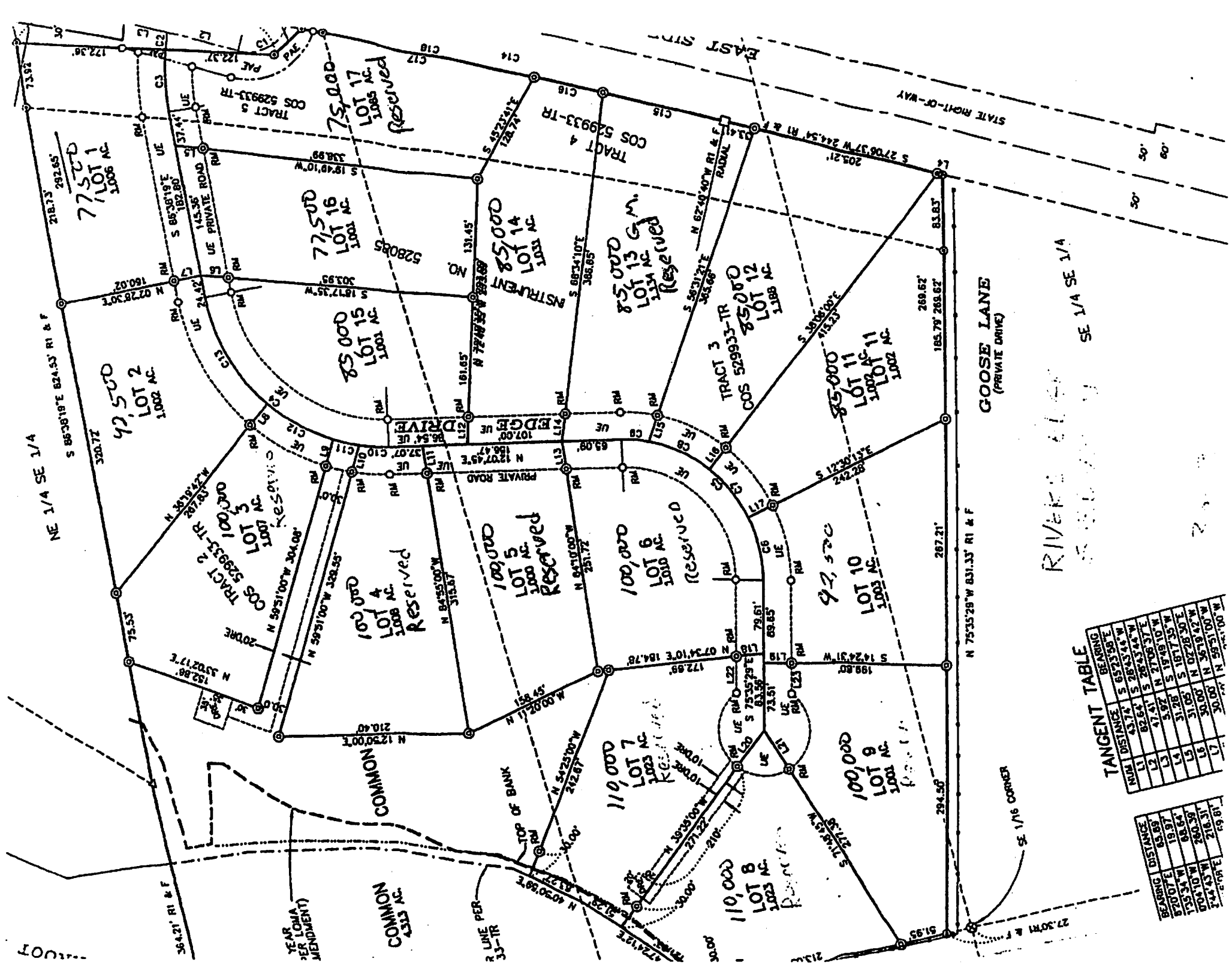
I would like to challenge his claim that we received a \$35,000 discount on our lot due to the future road to be built on our property. I am enclosing a copy of the engineering diagram that we were given when we were considering purchasing property which shows the price of each lot. It is obvious that Lots 1 and 2 were not discounted due to the future road. Lots 16 & 17 were comparably priced to Lot 1 and neither had an access road planned on their property. It is more likely that these lots were originally priced lower than other lots in the development because they were the furthest from the river and closest to East Side Highway. It seems convenient now to say that the lower price for Lot 1 was due to the proposed road.

It is true that we were advised that a road to an additional subdivision was planned between Lot 1 and Lot 2. The proposed road and the additional subdivision were presented as a fait accompli. The very fact that meetings of the County Commissioners are being held regarding this subdivision acknowledges that it is not a "done deal". Our input was requested and presented. The commission will obviously do what it thinks is just and appropriate for Ravalli County.

The important issue at this point is the assumption by the developer that he has the authority and permission of Edge Drive property owners to drive his construction trucks over our "private" drive to develop River's Edge II. Mr. Poindexter appears unaware of this problem. He does offer that the new homeowners would help with prorated payments for the maintenance of the section of Edge Drive from their access road to Old East Side Highway. With a separate homeowners' association, we find it unlikely that these homeowners would feel obligated to contribute to these maintenance costs. A remedy for this problem would be the access to the proposed development via Old East Side Highway. This would address the developer's need to legally access their proposed subdivision and remove the issue of shared responsibility between River's Edge I Homeowners' Association and REII HOA. These property owners would have their own HOA and their own ingress/egress. As Mr. Minster's house that has been unoccupied for over two years illustrates, resident homeowners in this proposed development are not likely in the immediate future, but damage to this section of Edge Drive by construction vehicles is a certainty.


Respectfully,

Joanne Costanzo - Lot 1 Edge Drive



TANGENT TABLE

NUM	DISTANCE	BEARING
L1	43.74	S 65°33'58\"
L2	82.64	S 28°43'44\"
L3	41.41	S 28°43'44\"
L4	31.28	S 19°10'10\"
L5	31.05	S 19°10'10\"
L6	30.00	N 55°31'00\"

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S 65°33'58\"	43.74
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S 28°43'44\"	41.41
S 19°10'10\"	31.28
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